



Sussex County

Planning & Zoning Commission

AGENDA

August 22, 2019

6:00 P.M

Call to Order

Approval of Agenda

Approval of Minutes - July 25, 2019

Old Business

2019-5 Chase Oaks

KS

A cluster/Coastal Area subdivision to divide 145.3 acres +/- into 253 single-family lots to be located on certain parcels of land lying and being in Indian River Hundred, Sussex County. The property is located on the north and south sides of Robinsonville Rd., approximately 320 ft. northeast of the intersection of Robinsonville Rd. and Webb Landing Rd. Tax Parcels: 234-6.00-96.00, 97.00, and 98.00. Zoning District. AR-1 (Agricultural Residential District).

2019-14 – Steven Eugene Allen

KH

A standard subdivision to divide 4.0269 acres +/- into 1 single-family lot to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County. The property is located on the north side of Matts Rd. (SCR. 77), approximately 577 ft. east of Bowman Rd. Tax Parcel: 531-17.00-2.09. Zoning District. AR-1 (Agricultural Residential District).

C/U 2176 - KH Sussex, LLC

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a convenience store with fueling station to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 3.51 acres, more or less. the property is lying on the south side of John J. Williams Hwy. (Rt. 24), approximately 954 ft. west of Angola Rd., and also being at the southwest corner of John J. Williams Hwy. (Rt. 24) and Angola Rd., and being on the west side of Angola Rd., approximately 250 ft. south of John J. Williams Hwy. (Rt. 24). 911 Address: N/A. Tax Parcel: 234-11.00-56.02 (portion of) 56.03, 56.06, and 56.09.

C/U 2182 - Samuel G. Thomas

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a small automotive repair and dealer to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 2.87 acres, more or less. The property is lying on the north side of Springfield Rd., approximately 336 ft. east of

Park Ave. 911 Address: 23371 Springfield Rd., Georgetown. Tax Parcel: 135-20.00-159.01.

C/Z 1889 - Air Fish Automotive

HW

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-3 Heavy Commercial District) for a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 5.771 acres, more or less. The property is lying on the southwest corner of Trussum Pond Rd. and Sussex Hwy. (Rt. 13). 911 Address: 11125 National Blvd., Laurel. Tax Parcel: 332-1.00-72.00 (portion of).

Public Hearings

C/U 2183 - Brent & Lisa Hershey

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a storage facility with outdoor storage to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 9.167 acres, more or less. The property is lying on the south side of Broadkill Rd. (Rt. 16), approximately 0.33 mile west of Reynolds Rd. 911 Address: 14374 Clyde's Dr., Milton. Tax Parcel: 235-15.00-26.07.

C/U 2184 Linda Ann Yupco-Connors

KS

An Ordinance to grant a Conditional Use of land in a GR General Residential District for equipment storage to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.91 acre, more or less. The property is lying on the west side of Jimtown Rd., approximately 0.32 mile south of Beaver Dam Rd. 911 Address: 32260 Jimtown Rd., Lewes. Tax Parcel: 334-11.00-15.00.

C/U 2185 Vincent Kinack

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for multi-family (2 units) to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 3.4516 acres, more or less. The property is lying on the northeast corner of Short Rd. and Anderson Corner Rd. 911 Address: 21167 Short Rd., Harbeson. Tax Parcel: 234-4.00-42.00.

C/U 2187 Daniel Ostinvil

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for motor vehicle sales to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 0.1657 acre, more or less. The property is lying on the southwest corner of North Poplar St. and Old Sailor Rd. 911 Address: 31016 North Poplar St., Laurel. Tax Parcel: 232-12.18-51.00.

Other Business

2018-11 Hawthorne Subdivision Phase 6

KS

Final Subdivision Plan

S-19-32 Ray Richardson

KS

Preliminary Site Plan

Milo's Haven (FKA Lakelynnns) RPC (C/Z 1881)

HW

Preliminary Site Plan

S-18-50 Hyatt Hotel (FKA Lewes Hotel)

KS

Revised Site Plan

2018-31 Stagg Run Subdivision

KS

Request for Clarification of Conditions of Approval

Planning and Zoning Commission meetings can be monitored on the internet at

www.sussexcountyde.gov.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on August 15, 2019, at 3:00 p.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

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